

# CITY of WOODSTOCK

## Application for Public Hearing

### Important Notes:

1. Please check all information supplied on the following pages to ensure that all spaces are filled out accurately before signing this form. This page should be the first page of your completed application package.
2. All documents required as part of the application package shall be submitted at the same time as the application. Incomplete application packages WILL NOT BE ACCEPTED.
3. Please contact the Zoning Administrator in the Community Development Department at 770.592.6039 if you have any questions regarding the application package, this application or the public hearing process.

Contact Person: Steve Romeyn Phone: 770-516-3409 ext. 102

### Applicant's Information:

Name: Windsong Properties LLC  
 Address: PO Box 1205 Phone: \_\_\_\_\_  
 City, State, Zip: Woodstock, GA 30188 Fax: \_\_\_\_\_

### Property Owner's Information:

☒ same as above

Name: \_\_\_\_\_  
 Address: \_\_\_\_\_ Phone: \_\_\_\_\_  
 City, State, Zip: \_\_\_\_\_ Fax: \_\_\_\_\_

### Requested Public Hearing (check all that apply):

☐ Annexation

☒ Rezoning

☐ Variance

☐ Comprehensive Plan Amendment

☐ Other: \_\_\_\_\_

### STAFF USE ONLY:

Case: Z #061-12

Received by: P. Hart

Fee Paid: \$ 750.00

Date: 12.7.12

### PUBLIC HEARING SCHEDULE:

Public Input Meeting: N/A

Planning Commission: January 3, 2013 7PM

Board of Appeals: \_\_\_\_\_

City Council: January 28, 2013 7PM

Other: DPC December 12, 2013

**Property Information:**

Location: Corner of Rope Mill Rd. and Rusk Street  
Parcel Identification Number(s) (PIN): 92NO4029, 030 and 031 Total Acreage: ± 4.71 acres  
Existing Zoning of Property: DT-MRA Future Development Map Designation: T4 Neighborhood Living  
Adjacent Zonings: North DT-MRA South DT-CBD East DT-CBD West DT-MRA

**Applicant's Request (Itemize the Proposal):**

To change the species of tree along the planting  
buffer from a Cryptomeria to an American Pillar.  
This is an amendment to item number three  
in the conditions of zoning.

**Proposed Use(s) of Property:**

To stay the same.

**Infrastructure Information:**

N/A

Is water available to this site? ☐ Yes ☐ No Jurisdiction: \_\_\_\_\_

How is sewage from this site to be managed?  
\_\_\_\_\_  
\_\_\_\_\_

Will this proposal result in an increase in school enrollment? ☐ Yes ☒ No

If yes, what is the projected increase? \_\_\_\_\_ students

Proposed Use(s)	# of units	Multiplier	Number of Students
Single Family (Detached) Home		0.725	
Multi Family (Attached) Home		0.287	

**Traffic Generation:**

If a traffic study is not required as part of this application, complete the following charts to estimate traffic generated by the proposal. Information for additional residential and all commercial/industrial development shall follow the summary of ITE Trip Generation Rates published in the Transportation Planning Handbook by the Institute of Transportation Engineers.

What is the estimated number of trips generated? 181.83 trips

Code	Land Use(s)	# of units*	Daily Trip Ends	Number of Trips
210	Single Family Home/Townhome	19	9.57	181.83
220	Apartment		6.63	

\* A unit for residential purposes is equal to one residential unit. For commercial/industrial uses it is defined in the ITE table, but most often is equal to 1,000 square feet of floor area for the use specified.

**Authorization:**

Upon receipt of the completed application package, the Community Development Department shall notify the applicant of scheduled dates, times, and locations of the public meetings/hearings. The applicant or a representative must be present to answer any questions that may be asked. In the event that an application is not complete, the case may be delayed or postponed at the discretion of the department.

This form is to be executed under oath. I, Steve Romeyn, do solemnly swear and attest, subject to criminal penalties for false swearing, that the information provided in this Application for Public Hearing is true and correct and contains no misleading information.

This 3 day of December, 2012.

Print Name Steve Romeyn

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## **APPLICANT RESPONSE STATEMENT ANNEXATIONS AND REZONINGS**

The applicant finds that the following standards are relevant in balancing the interest in promoting the public health, safety, morality, or general welfare against the right to unrestricted use of property and shall govern the exercise of the zoning power.

If this application is in response to an annexation and/or rezoning, please respond to the following standards in the form of a written narrative:

1. Explain the intent of the requested zoning.
2. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property.
3. How the proposed zoning will adversely affect the existing use or usability of adjacent or nearby property.
4. Whether the property to be affected by a proposed zoning has a reasonable economic use as currently zoned.
5. Whether the proposed zoning will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools.
6. Whether the proposed zoning is in conformity with the policy and interest of the land use plan.
7. Whether there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for either approval or disapproval of the proposed zoning.

## Windsong Properties Response Statement for Rezoning Purposes

1. The intent of this rezoning application is to make an amendment to item 3 of the conditions of zoning on the original zoning application. This will change the Cryptomeria tree to an American Pillar in the planting buffer adjacent to Parcel #92N04032.
2. The zoning proposal will permit a use that is suitable in view that all the adjacent and nearby properties are currently zoned DT-MR-A with the exception of the Blight property ( a private single family detached home) which is currently zoned DT-CBD & DT-HO.
3. The proposed zoning will have no adverse affect on the existing use or usability of adjacent or nearby property.
4. The property will not be affected adversely by the proposed zoning amendment because the zoning shall remain the same and the only the plant buffer shall be improved. The amendment will allow the trees to grow vertically shielding the adjacent property without encroaching on both properties surrounding the buffer.
5. The proposed zoning will continue to allow single family homes to be built for active adults who do not cause an excessive or burdensome use of existing streets, transportation facilities, utilities or schools.
6. The proposed zoning is in conformity with the policy and interest of the land use plan.
7. This will allow the continued activity and growth of the community to accompany the beautification of the Main Street area.